

CHARLESTON AREAWIDE REPORT

A.K.A. CALLOW

Community Meeting

Hosted by:

Planning Commissioner

Faye Flemister

Presenter:

Allison Satter,

Planning Manager

April 22, 2021

GENERAL INFORMATION

- Thank you for being here tonight
- This meeting will be recorded
- What to stay involved:
 - No further mailers
 - Private Message “Garrett Jackson” in the Zoom Chat
 - Email address and name to get added to Notification List or
 - Garrett.Jackson@BremertonWA.gov with contact information or me (Allison Satter)



PURPOSE OF MEETING

- 7-730PM – Presentation:
 - Share City's existing document/Plan and recommendations
 - Discuss Next Steps
- After presentation - Community feedback opportunity (hopefully!)

If you didn't have an opportunity to comment,
want to provide written comments,
want to talk more/ask questions, and/or
want to stay involved:

Contact me or Garrett.Jackson@BremertonWA.gov or call him at (360) 473-5289



CHARLESTON AREAWIDE STUDY

- City has developed the Charleston Areawide Study in 2020
 - Research, walking tour of district (summer 2019) and community meeting
 - Study identifies opportunities and barriers to re-development (and some suggestions to removed the barriers)

The focus of this Study is on
Planning for the future in this Center
by *updating City projects (in concepts) and*
improving City's development codes

This process is not about purchasing properties or
known large City proposed construction projects





Take this Study, continue public process and provide recommendations for the City Council to adopt

- Additional public meetings include:
 - Planning Commission
 - City Council



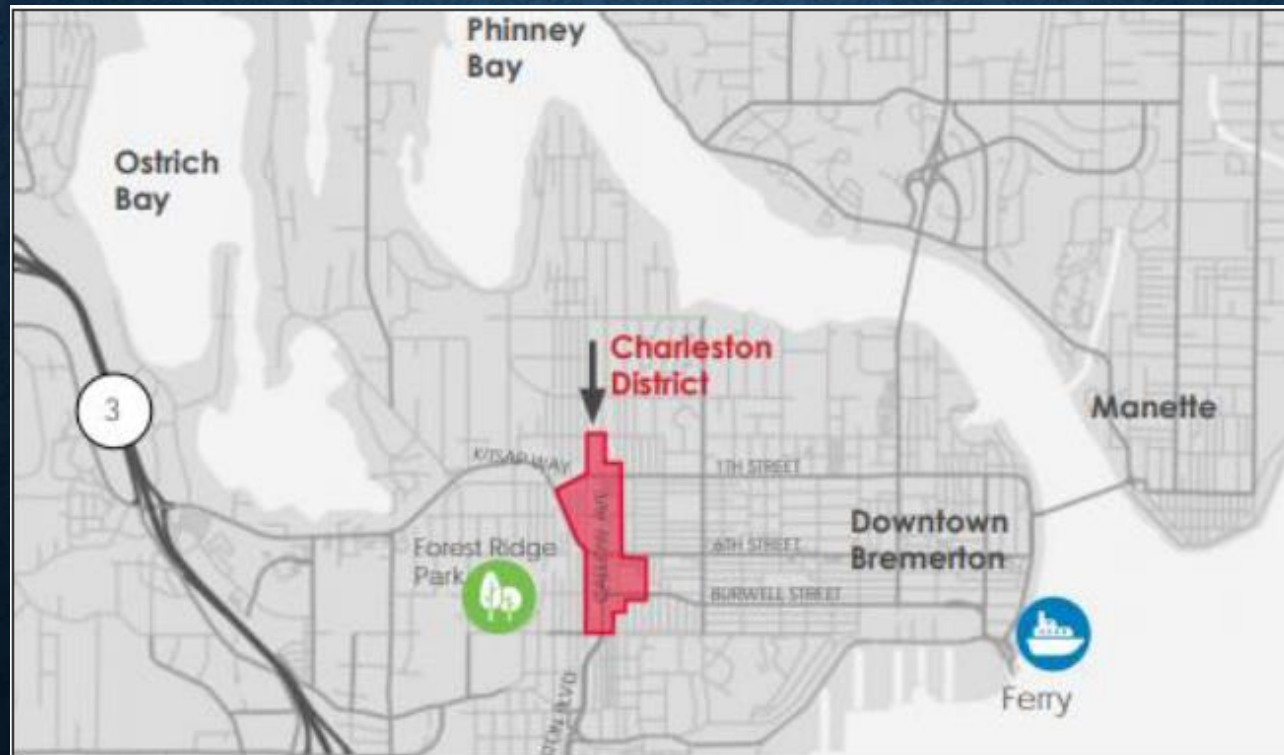
- Timeline:

- Policies and Code Updates adopted by 2021
- Implementation may take additional time
 - There may be multiple steps till ideas/policies become reality
 - But some items and/or efforts may begin sooner



CHARLESTON AREA

- Current Comp Plan District & Zoning - District Center Core
 - Callow Avenue
 - North boundary – 13th Street
 - South Boundary – 1st Street & NBK



SPECIFIC RECOMMENDATIONS FOR STUDY

- 7 specific items identified in Study
- Those items are the focus for this planning effort



PROPOSED CHANGE #1: ADOPT A VISION



Areawide Plan recommendation is to add a vision for the area to:

“Rediscover Charleston as a distinctively creative historic district that celebrates its eclectic, imaginative, and artisan character through capital investments, local traditions, diverse tenants, and quality housing”

- The Vision also directs the City and the community to enhance the neighborhood with:
 1. Address vacancies and underutilized properties
 2. Increase walkability and pedestrian safety
 3. Address property maintenance

PROPOSED CHANGE #2: SUPPORT INTERIM USE

- Support interim/temporary uses
 - Issue – current code mostly only allows permanent/long-term uses
 - City should change the code to allow interim or temporary uses
- Have code that allows property owners to activate vacant lots and buildings by more easily
- Food trucks, community gardens, outdoor games, pop-up shops



PROPOSED CHANGE #3: DEVELOP ARTISAN/ LIVE-WORK OVERLAY

- Add a geographic overlay for artisan and live work
- Geographic located between 11th Street and Kitsap Way (west of Safeway)



- Overlay
Allow light manufacturing, fabrication, and restoration businesses where activity is conducted indoors

Current code is focused on mixed use, commercial and multifamily development.

Not very supportive of light manufacturing

PROPOSED CHANGE #4: PARKING FLEXIBILITY

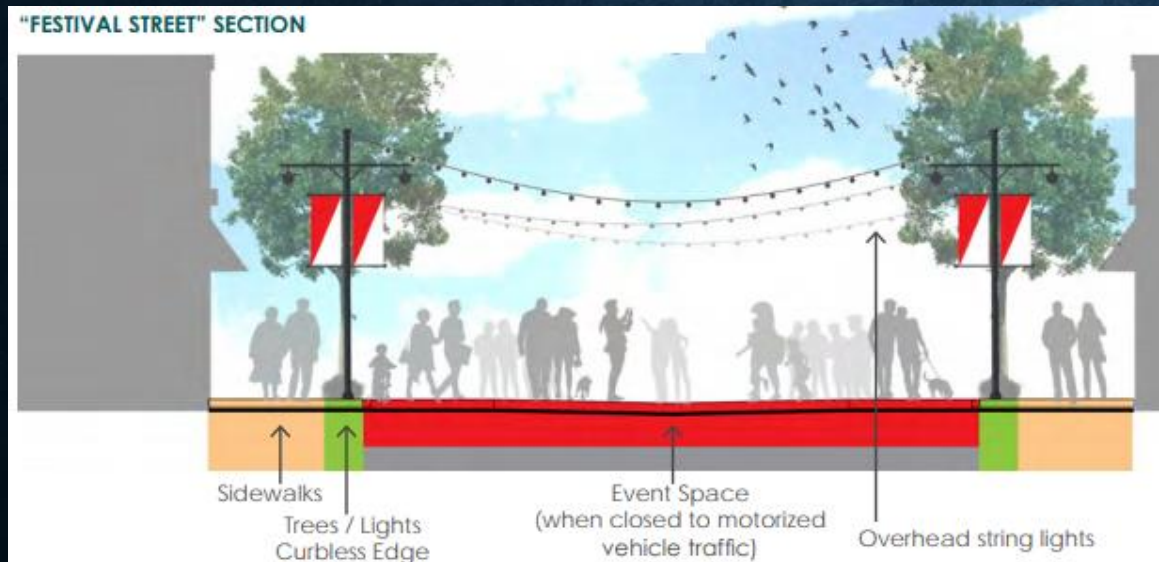
Support parking flexibility for infill projects

- Existing 90-100% coverage on many buildings – no area to add parking
- Cannot add residential units as each unit requires onsite parking



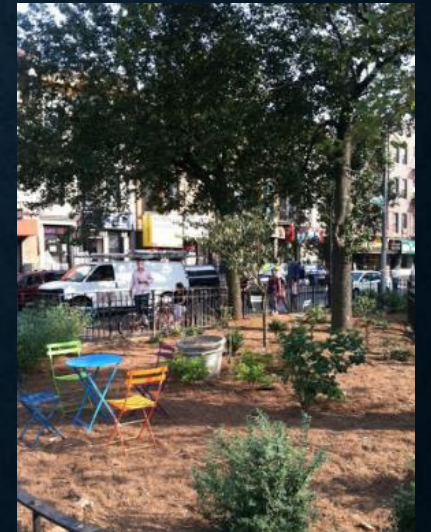
PROPOSED CHANGE #5: STREETSCAPE DESIGN

- Develop specific streetscape design
 - Could include a Callow Avenue Festival Street (6th St through 9th Street)
 - Wider sidewalks (in key areas), multimodal travel lanes, sufficient crosswalks, landscaping/Street trees, and street lighting
- City's Public Works next steps would be gets specifics and identify funding source



PROPOSED CHANGE #6: SUPPORT RECREATIONAL ENHANCEMENTS

- Support a gathering place within Charleston
 - Parks nearby (Haddon, Forest Ridge, Naval Avenue School)
 - Nothing really gathering space in center
- Proposal does not need to be specific, but the AWP has following ideas
 - Charleston Triangle Pocket Park
 - Forest Edge
 - Artist Tunnel in Wycoff Underpass
 - Improve Bremerton Gateway entrance
 - Tow to Forest Urban Trail from Callow to Forest Ridge Park
- This will require coordination with Park's Department & Public Works



PROPOSED CHANGE #6: SUPPORT RECREATIONAL ENHANCEMENTS



Triangle Park Conceptual Plan



FIGURE ES 7. BREMERTON GATEWAY CONCEPT PLAN

PROPOSED CHANGE #6: SUPPORT RECREATIONAL ENHANCEMENTS



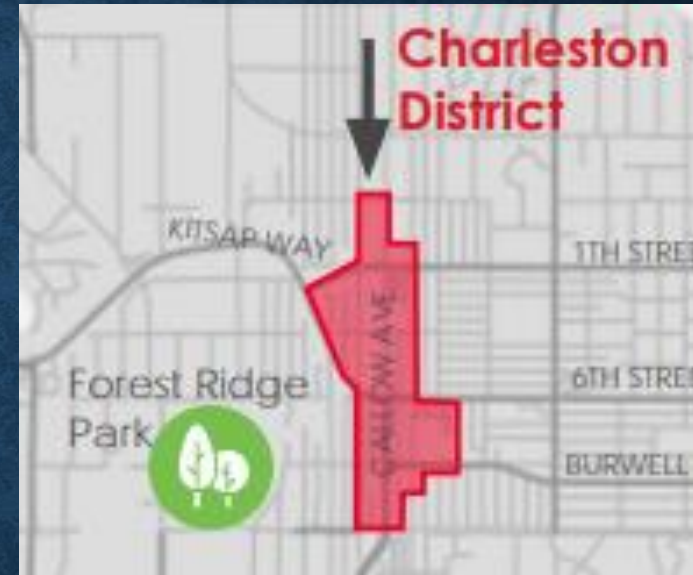
- Wycoff Overpass Mural



- Forest Edge
 - Appropriate landscaping
 - Removal of invasive species
 - New staircase/access

PROPOSED CHANGE #6: SUPPORT RECREATIONAL ENHANCEMENTS

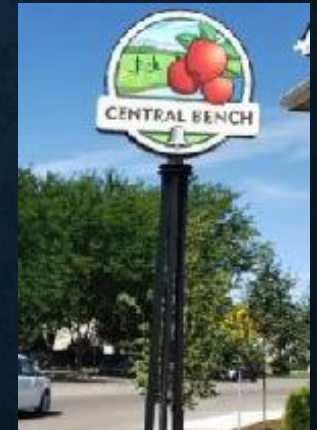
- Forest Ridge Park overlooks the Charleston District
 - Opportunity to psychologically connect Charleston with the park through creation of a designated urban trail from Callow Avenue to the park entrance with wayfinding and sidewalk improvements
 - Today, there is a lack of a visual or directional connection between Callow Avenue and Forest Ridge Park



OTHER PROPOSED IDEAS

Develop a formal district brand for Charleston

- Community or Neighborhood/Business association should develop the unique brand



OTHER PROPOSED IDEAS

Support Community Stewardship and governance in Charleston/Callow Area



- Other Bremerton examples: Downtown and Manette Associations
- This could be a Neighborhood Group



If interested in participating in a Neighborhood/Business Association,
please contact:

Faye Flemister at faye@uniqueexperience1.com

Or ask any Planner or in the Zoom chat and we can get you Faye's information

SUMMARY OF PROPOSED CHANGES: CHARLESTON AWP

1. Adopt Vision Charleston District Center
2. Allow interim uses in Center
3. Add overlay for artisan and live work
4. Parking flexibility for infill projects
5. Adopted streetscape enhancement plan
6. Support gathering place(s)
7. Other optional ideas – Charleston Brand, and/or develop neighborhood group

COMMUNITY FEEDBACK

- Thank you for your patience
- Please use “raise hand” function in Zoom if you want to comment, we will call on you and then please speak

After tonight, please contact Garrett Jackson:
Garrett.Jackson@BremertonWA.gov or (360)473-5289

Faye Flemister contact for Neighborhood Group:
faye@uniqueexperience1.com